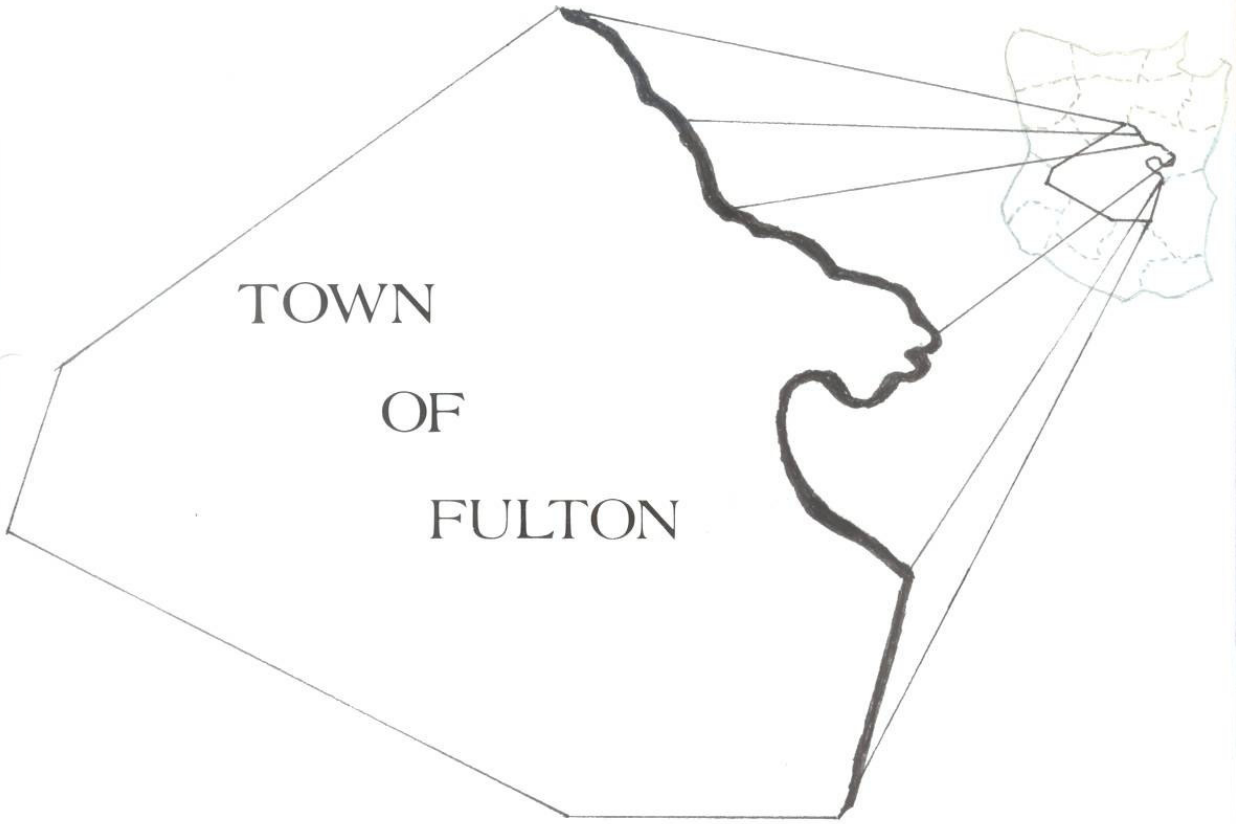
LAND USE PLAN



Prepared By

Town of Fulton Planning Board

TOWN OF FULTON
LAND USE PLAN
SEPTEMBER 1990

REVISED BY THE

TOWN OF FULTON PLANNING BOARD

Using 1980 Census Data

Based on Original Plan
Prepared in 1979

ADOPTED BY FULTON TOWN BOARD
November 12, 1990

Technical Assistance
provided by
Schoharie County Planning & Development

FULTON LAND USE PLAN

PAGE

FIGURES

TABLES

I. BACKGROUND AND PHYSICAL CHARACTERISTICS

A. Introduction

A Land Use Plan can be one of the most effective ways of achieving a Master Plan for Comprehensive Development in the Town of Fulton. So tightly are planning and zoning linked that State zoning legislation requires regulations to be in accordance with a Comprehensive Plan.

There is no generally accepted definition of what a Comprehensive Plan actually is; courts have accepted a variety of proofs, some written and some only verbal, that a community does have a plan of some sort for its future. It is probable, therefore, that a written statement of development policy would be considered sufficient evidence of a Comprehensive Plan to justify zoning decisions.

A number of important topics which relate to the basic issues of community development and to planning and zoning are discussed on the following pages. These topics provide a foundation for establishing the broad framework within which future development will be permitted or encouraged to occur.

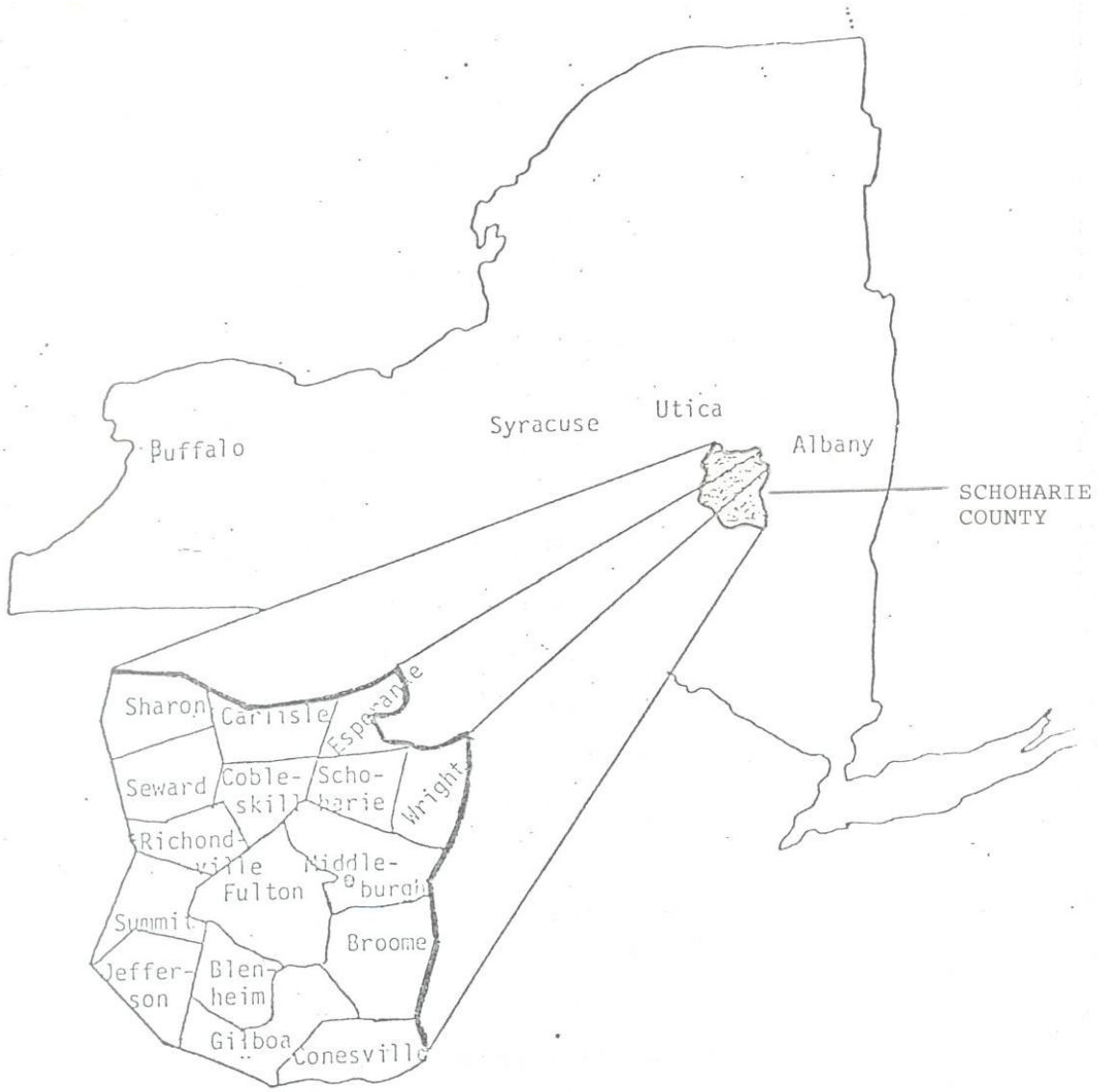
It is recognized that the most recent census data used in this revision of the Land Use Plan is already ten years old. This is the best information presently available and the Land Use Plan should be again revised as soon as the 1990 census data becomes available.

B. Geography

The Town of Fulton is centrally located within Schoharie County (See Figures A and B). Of the 16 Towns in Schoharie County, Fulton is the largest having a total land area of 67.1 square miles. The major populated areas within the Town are the Hamlets of Breakabeen, Fultonham, Watsonville and West Fulton.

The only primary access road in the Town of Fulton is New York State Route 30 which traverses the Town in a North to South direction. In addition, there is a network of County roads and approximately 58 miles of Town roads which are primarily used by local residents.

Fulton's accessibility to the surrounding employment centers, as evidenced by its closeness to the Capital District area, makes the Town a desirable place to live. This is further enhanced by the existence of Interstate Highway 88 (I-88) which has two interchanges in close proximity to the Town of Fulton.



Location of the Town of Fulton relative to the County of Schoharie and the State of New York

Figure A

Fulton's Geographical Location in Schoharie County

--X-- Interchange I-88

Figure B

C. **History***

The Town of Fulton is as rich in American History as any town in Schoharie County. The native Indians, namely the Mohawks, Mohegans, Stockbridges, Tuscaroras, Delawares, and Oneidas farmed its flats, fished its waters, built castles at Wilder Hook and Breakabeen, and established seasonal settlements in sheltered areas along the Schoharie Creek.

In the early 1700's, European immigrants settled in what was to later become the Town of Fulton. Among the earliest was Adam Vrooman, an Indian trader from Schenectady, who purchased two tracts of river flatland from the Indians. These parcels were purchased in 1711 and 1714 totaling approximately 1,200 acres and became known as Vrooman's Land. Another 18,000 acres of the Town, known as the Byrnes Patent, was a land grant received by Michael Byrnes in 1767. The remainder of the Town was made up of land owned by John Butler (8,000 acres), William Bouck (1,250 acres), Edward Clark (100 acres), William Wood (2,000 acres), Hendrick Hagers (900 acres), Isaac Levy (4,333 acres), and Philip Bergh.

Early settlements in the Town included (1) Rabbit Bush, which was settled by the Germans in 1714 - 1718 and later became known as Fultonham; (2) Breakabeen, which was developed on Philip Bergh's patent and was named for the brakes, a species of ferns which grew there; (3) Hardscrabble, which was later named Watsonville for Charles Watson who settled there in the early nineteenth century; and (4) Byrneville, later named West Fulton, with its luxurious timber growth. Other smaller settlements, which grew up around these four major settled areas, include Pleasant Valley, Patria, Rossman Hill, Vintonton, Fulton Hill (Fairland), Dibble Hollow, Huson Corners, Armlin Hill, and Bouck's Falls (Cooper street).

Due to its abundance of naturally rich farmland, the area which was to become the Town of Fulton became a large producer of corn, apples, and wheat. The quantity of wheat produced in the area was so large that the Schoharie Valley became known as the breadbasket of the Revolutionary War. In the last quarter of the 19th Century, the major crop of the Town became hops. The hayday of hopgrowing ended rather abruptly in the 20th century due to prohibition and plant disease.

The Town of Fulton was formed on April 15, 1828 with the first town supervisor being Charles Watson who resided in what is now Watsonville. Other well-known people from the Town included William C. Bouck and Timothy Murphy. William C. Bouck was elected Governor of the State of New York in 1842, was a delegate to the Constitutional Convention in 1846; and after serving as assistant Treasurer of New York City, retired to the old family mansion on Bouck's Island, which is presently owned by Eunice Shaul, wife of the late Max Shaul.

The Revolutionary War brought Timothy Murphy, the legendary hero of the area, to Schoharie County. Murphy is credited with having felled General Fraser, a feat which has been declared one of the turning points of the Revolution. After the war ended, Timothy Murphy and his wife, the former Peggy Feeck, made their home in Watsonville. A bronze plaque signifies Timothy Murphy's burial place in the Middleburgh Cemetery.

The upper fort, one of three forts along the Schoharie Creek during the Revolutionary War, was built on land of John Feeck in 1777. The farms of Roger Barber and Dale C. Bouck presently occupy this land.

* **History section prepared by Hazel Newkirk**

II. DEMOGRAPHIC DATA

A. Population Growth

The United States Census Report of 1970 recorded 1,060 individuals living in the Town of Fulton. The 1960 census had recorded a population of 1,008 which shows a 5% increase over the ten (10) year period. The 1980 census indicates a population of 1,394 for a 27% increase in the ten (10) year period indicating that the Town of Fulton is clearly one of the rapidly growing Towns within Schoharie County. Figures C, D, and E indicate percent changes in Schoharie County population from 1950 to 1960, 1960 to 1970, and 1950 - 1980 respectively.

From 1950 to 1980, population changes of towns and villages in Schoharie County varied widely. Among towns these ranged from -22.8 percent in Blenheim to +73.0 percent in Esperance. Among villages the disparity ranged from a -4.1 percent in Esperance to a +64.3 percent in Cobleskill. Despite these large internal variations, the county population rose by 30.9 percent; the state by only 18.4 percent. Most of the growth took place in the smaller communities located in the northern half of the county. Two major highways contributed to the growth of these towns and villages -- State Route 20 and Interstate Route I-88. Both give easy access to the Albany-Schenectady-Troy metropolitan area. Figure E illustrates the rates of growth within Schoharie County from 1950 to 1980.

As indicated by Figure E, the population of the Town of Fulton has shown above 30% increase over the past three (3) decades. Based on these increases, the New York State Economic Development Board prepared population projections for the Town to the year 2010. Table I projects a 40% increase from 1,394 to 1,950 for the Town, compared to only 17% increase for the County.

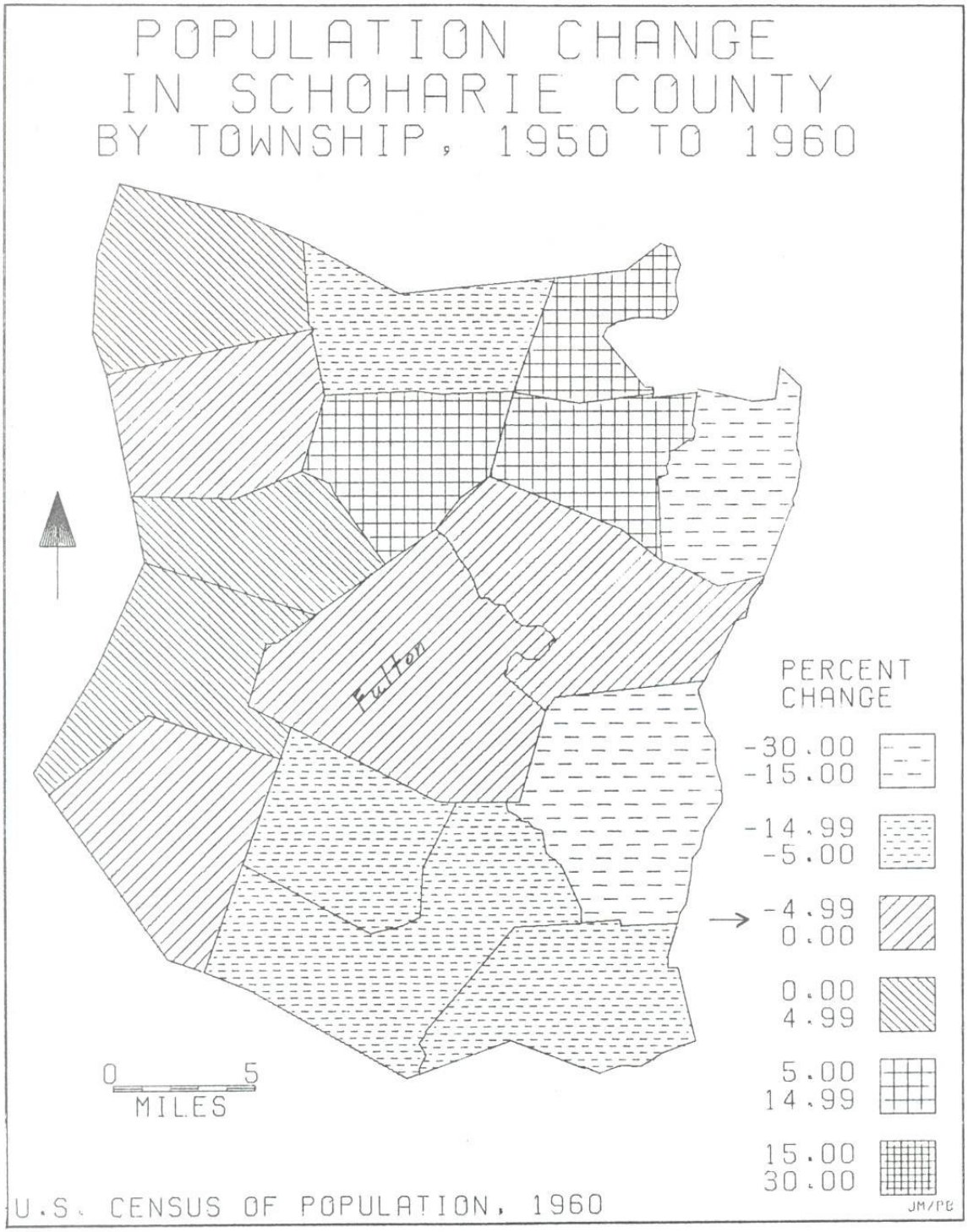

POPULATION CHANGE
IN SCHOHARIE COUNTY
BY TOWNSHIP, 1950 TO 1960
Fulton
PERCENT
CHANGE
-30.00
-15.00
-14.99
-5.00
-4.99
0.00
0.00
4.99
5.00
14.99
15.00
30.00
0
5
MILES
U.S. CENSUS OF POPULATION, 1960
JM/PB

Figure C

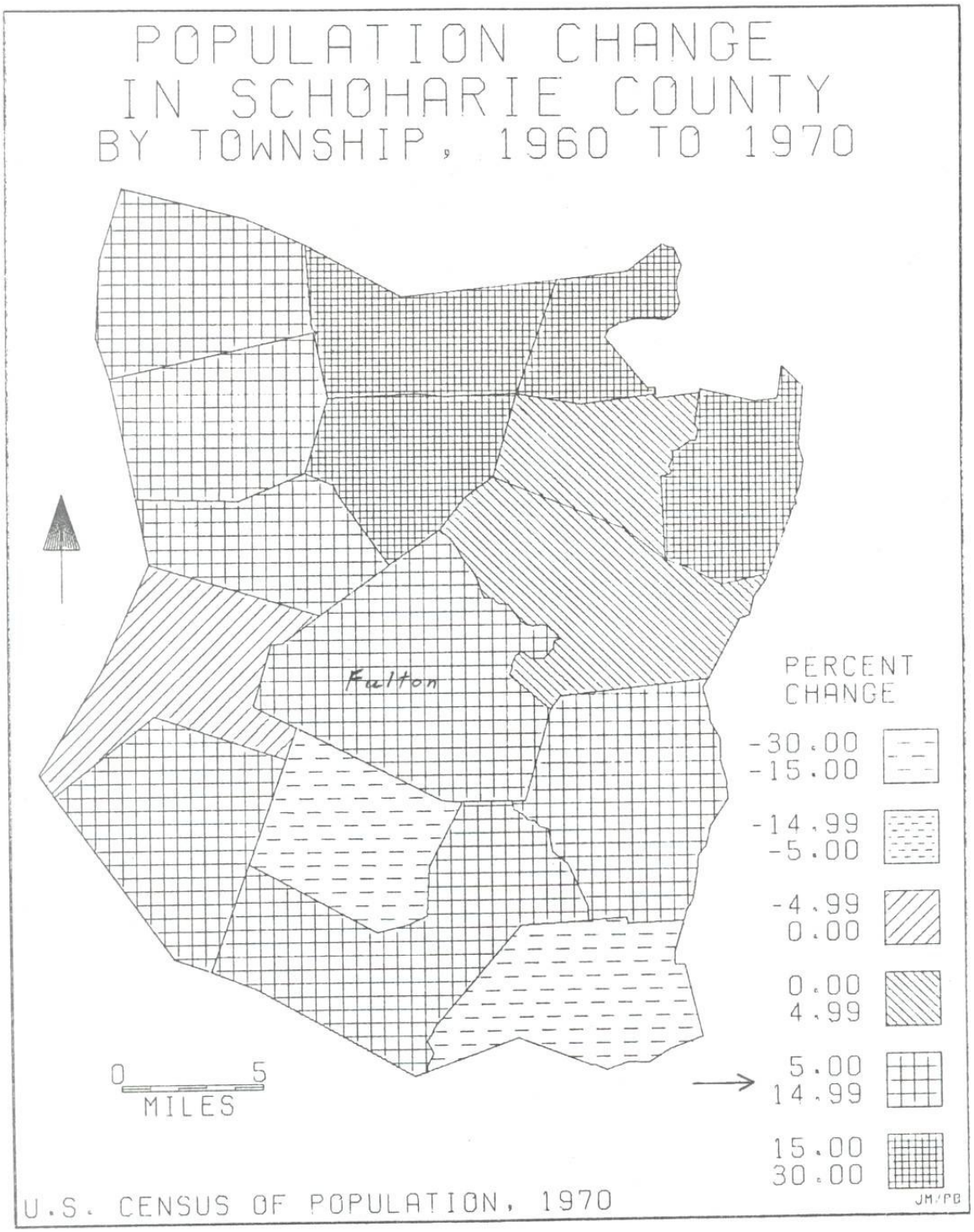

POPULATION CHANGE
IN SCHOHARIE COUNTY
BY TOWNSHIP, 1960 TO 1970
Fulton
PERCENT
CHANGE
-30.00
-15.00
-14.99
-5.00
-4.99
0.00
0.00
4.99
5.00
14.99
15.00
30.00
0
5
MILES
U.S. CENSUS OF POPULATION, 1970
JM/PB

Figure D

POPULATION GROWTH TRENDS
BY TOWNSHIP
IN SCHOHARIE COUNTY
1950-1980

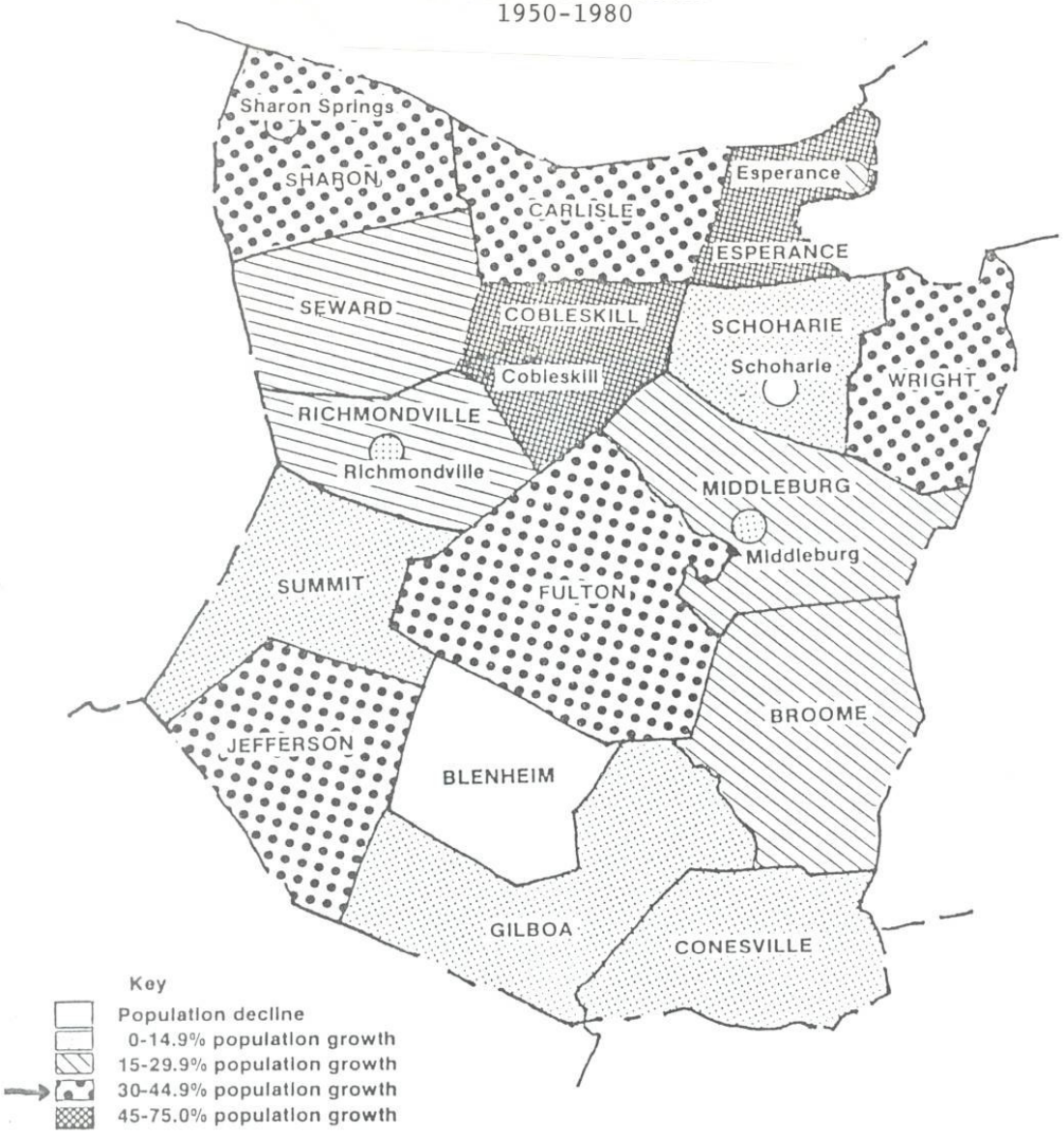


Figure E

TABLE I

PROJECTED POPULATIONS OF CITIES, TOWNS AND VILLAGES
1980 TO 2010 PREPARED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NEW YORK STATE DEPARTMENT OF COMMERCE**

County of Schoharie

	Actual 1980	1985	1990	1995	2000	2005	2010
BLENHEIM (T)	292	350	350	350	350	350	350
BROOME (T)	761	750	750	750	800	800	800
CARLISLE (T)	1417	1450	1450	1450	1500	1550	1550
COBLESKILL (T)	7048	6850	6850	6850	7000	7200	7450
COBLESKILL (V)	5272	5250	5300	5300	5350	5400	5450
CONESVILLE (T)	681	650	650	650	700	700	700
ESPERANCE (T)	1951	2150	2350	2500	2550	2550	2650
ESPERANCE (V)	374	400	400	400	400	400	400
FULTON (T)	**1394**	**1600**	**1750**	**1850**	**1900**	**1950**	**1950**
GILBOA (T)	1078	1100	1150	1200	1250	1250	1250
JEFFERSON (T)	1108	1250	1350	1400	1400	1450	1450
MIDDLEBURGH (T)	2980	3100	3250	3400	3450	3500	3500
MIDDLEBURGH (V)	1358	1350	1350	1350	1350	1350	1350
RICHMONVILLE (T)	2186	2350	2450	2550	2650	2750	2750
RICHMONDVILLE (V)	792	750	750	800	800	800	800
SCHOHARIE (T)	3107	3100	3150	3200	3250	3300	3450
SCHOHARIE (V)	1016	1000	1000	1000	1000	1000	1000
SEWARD (T)	1587	1750	1850	1950	2000	2100	2100
SHARON (T)	1915	2000	2000	2100	2150	2250	2300
SHARON SPRINGS (V)	514	500	500	500	500	500	500
SUMMIT (T)	903	1050	1100	1150	1200	1200	1200
WRIGHT (T)	1302	1300	1350	1350	1400	1400	1450
TOTAL	29710	30800	31795	32716	33543	34223	34877

** In Cooperation with County Planning and Regional Planning agencies

B. Population Density

Based on the 1970 population count of 1,060 and the total land area of the Town, the population density of Fulton has been determined to be one (1) person per forty and one half (40.5) acres or 15.8 people per square mile (Figure F). The 1980 population count of 1,394 reflects the population density of Fulton as one (1) person for approximately 31 acres or 20.8 people per square mile. In comparison with the other fifteen (15) Towns of Schoharie County, this is a relatively low population density which further emphasizes the development character of the Town (Figure G). However, a more realistic figure for population density would be one (1) person per fifteen (15) acres after State-owned lands and steep land (slopes 15% or greater) (approximately 21,200 acres) have been deducted from the total land area (42,930 acres) of the Town.

A population density of one (1) person per 15 acres in a Town which is primarily a rural-agricultural community suggests that the probability of a population concentration being reached which could lead to severe problems of sewage, housing space, and tax assessment is remote at present. It should be evident, however, that one (1) person per every fifteen (15) acres is only an average population density. In certain areas, principally the hamlets and subdivisions, the population density will be much greater and consequently the problems of sewage, living space and the ability to match needed services with the cost of providing those services will be accentuated. Because of this, there should be a close review process developed which would automatically avoid development problems in such cases.

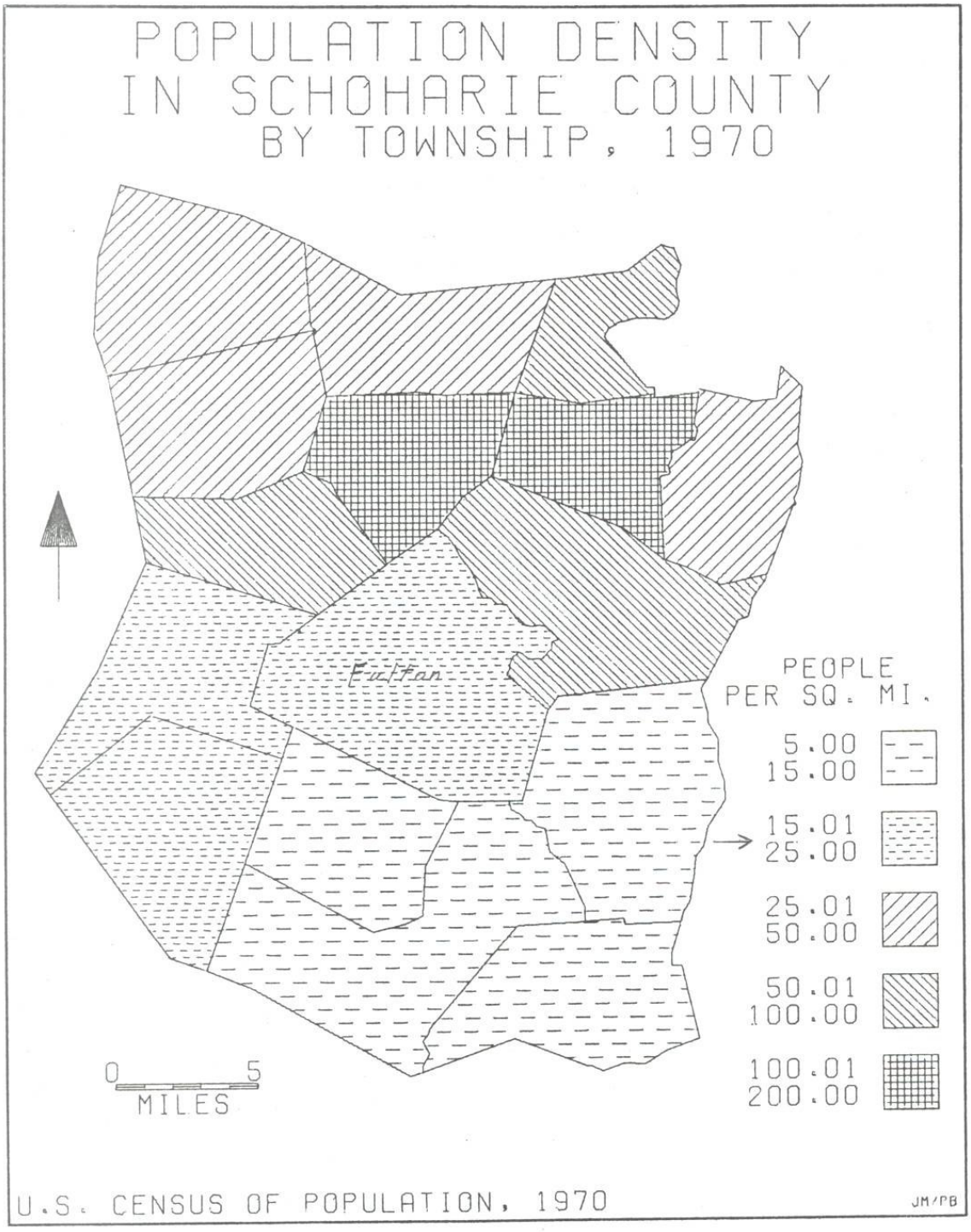

POPULATION DENSITY
IN SCHOHARIE COUNTY
BY TOWNSHIP, 1970
Fulton
PEOPLE
PER SQ. MI.
5.00
15.00
15.01
25.00
25.01
50.00
50.01
100.00
100.01
200.00
0
5
MILES
U.S. CENSUS OF POPULATION, 1970
JM/PB

Figure F

POPULATION DENSITY
BY TOWNSHIP
IN SCHOHARIE COUNTY
1980

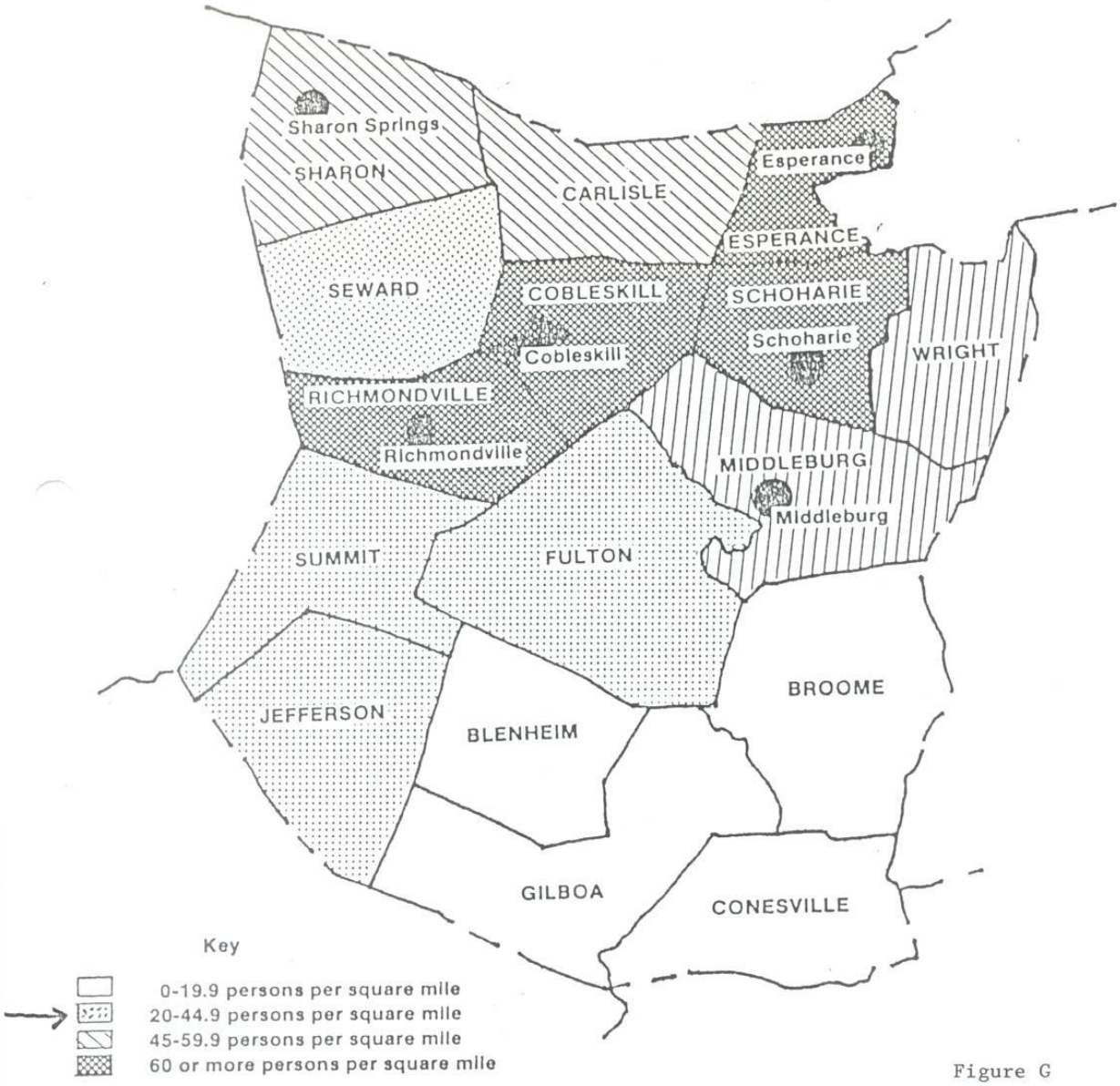


Figure G

C. **Population Profile**

1) Age and Sex

Table II shows population by age and sex of a total population of 1,394 in 1980. Based on Table II , Fulton can expect to have a low tax base on which to provide services and maintain the Town's character for the next decade at least.*

TABLE II

POPULATION BY AGE AND SEX*

AGE	1970 TOTAL	1980 TOTAL	1970 MALE	1980 MALE	1970 FEMALE	1980 FEMALE
0 - 4	78	94	49	43	29	51
5 - 14	206	215	106	123	100	92
15 - 24	223	328	160**	234***	63	94
25 - 34	106	213	55	108	51	105
35 - 44	104	142	57	72	47	70
45 - 54	106	116	52	70	54	46
55 - 64	110	117	53	54	57	63
65+	127	169	67	80	60	89
TOTAL	1060	1394	599	784	461	610

* 1970 and 1980 Census Data

** This figure includes approximately 100 inmates at Camp Summit Correctional Facility

*** This figure includes approximately 144 inmates at Camp Summit Correctional Facility

2) **Education Profile**

a. School Enrollment (1980 Census):

Elem (0-8)	H.S. (1-4)	College	Total
211	115	18	344

Approximately 25% of total population are enrolled in formal education programs.

b. Years of School Completed by Those Over 18 Years (1980 Census):

Elementary through 1-3 years of High School	496
High School - 4 years	339
College, 1 to 3 years	97
College, 4 years	27
College, 5 or more years	53

51% of the population over 18 years old have completed high school with 17.5% having attended College.

3) **Veterans Status: (16 Yrs. +)**

	Total	Male	Female
Veteran	144	136	8
Non-Veteran	933	458	475

13% of population over 16 years old are veterans. This also has an effect on tax base due to veterans exemptions.

D. **Economic Profile (Families)**

1) Income Levels

Important in considering the population base is the economic profile of that population. Table III illustrates the income breakdown on a per family basis for the Town of Fulton for the 1970 and 1980 census years.

In 1970, 52 families (30%) were classified as below the poverty level of $5,000 while in 1980 only 39 families (13.5%) were classified as below the poverty level of $7,000.

The average income increased from $9,700 in 1970 to $15,939 in 1980, a difference of $6,239 (64%).

In 1970 thirty percent (30%) of all families earned a yearly income above the town average of $9,700. while in 1980 one hundred and forty eight (47%) earned a yearly income above the Town average of $15,939.

The median income for 1980 was $14,048 per family.

The aggregate Dollar Income increased from $1,687,850 in 1970 to $6,354,310 in 1980 - approximately 380% increase.

The above clearly indicates that the economic position of families in the town between 1970 and 1980 was greatly improved. Fewer families below poverty level and a larger number of families above the Town average.

TABLE III

COUNT OF FAMILIES AND UNRELATED INDIVIDUALS*
BY MONEY INCOME

Income 1970	Income 1980	Families 1970	Families 1980	Unrelated Individuals 1970	Unrelated Individuals 1980
$ 0 - 2,999	Under $2,500	31	8	78	48
$ 3,000 - 4,999	$ 2,500 - 4,999	21	20	11	36
$ 5,000 - 6,999	$ 5,000 - 7,499	22	19	10	29
$ 7,000 - 9,999	$ 7,500 - 9,000	48	50	5	26
$10,000 - 14,999	$10,000 - 14,999	23	67	4	16
$15,000 - 24,999	$15,000 - 24,999	20	98	0	15
$25,000 and over	$25,000 and over	9	50	0	2
Total		174	312	108	172

* **Unrelated Individuals** - Persons not connected by common ancestry or marriage.

2) **Income Sources**

a. Agricultural Activity

Agricultural production represents the largest economic activity within the Town of Fulton. There has been a reduction in the number of farms and a corresponding shift from dairying to cash cropping. Farming within the Town is a mixture of vegetable production, feed grain, and hay production for cash crop purposes and dairy farming. The valleys of the Town are the most intensively farmed, although some agricultural operations continue to operate in the higher elevations in the Town. The Schoharie Valley is unique in that the soils that make up the broad flats have been described by the New York State Agricultural Resources Commission

as representing some of the best soils in New York State. There are relatively few areas in the State that lend themselves to the variety of crops that can be grown in the Schoharie Valley. For this reason, an agricultural district has been set up in this area of the Town to preserve this rich farmland. (See Figure H)

In addition to the farms that provide most or a high percentage of the income for their owners, many other land owners within the Town maintain some form of agriculture by keeping animals such as horses, pigs, cows and sheep or by harvesting hay or other crops either for their own use or for supplemental income. Also a number of landowners sell wood products either in the form of firewood or saw logs for supplemental income. Agriculture within the Town of Fulton remains a highly viable economic activity.

b. **Other**

There are several non-agricultural business operations within the town of Fulton. These include operations such as saw mills, general stores, two post offices, machine shops, other businesses and several individuals who provide bulldozing, backhoe and trucking services. The majority of residents in the Town of Fulton work outside of the Town and few if any of the non-agricultural businesses depend solely on Town residents for their business. The NYS Corrections Department also operates a correctional facility in the Town of Fulton.

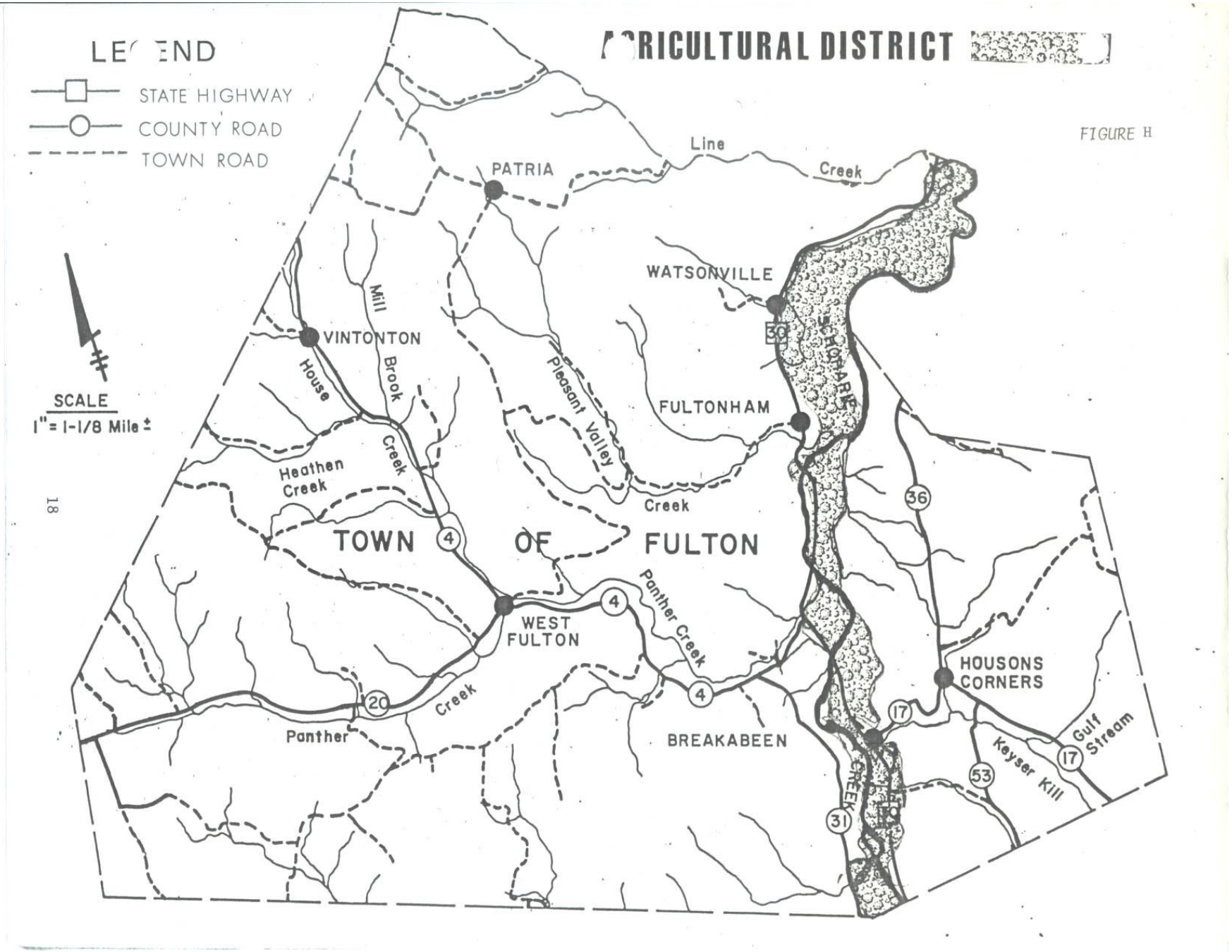

LEGEND
STATE HIGHWAY
COUNTY ROAD
TOWN ROAD
AGRICULTURAL DISTRICT
SCALE
1" = 1-1/8 Mile ±
PATRIA
Line Creek
WATSONVILLE
VINTONTON
Mill Brook
House Creek
Heathen Creek
Pleasant Valley Creek
FULTONHAM
S. HOWARD
TOWN OF FULTON
WEST FULTON
Panther Creek
Panther Creek
HOUSONS CORNERS
BREAKABEEN
Gulf Stream
Keyser Kill
CREEK
30
4
20
36
17
53
31

FIGURE H

III. PHYSIOGRAPHIC CHARACTER

The physiographic character of an area is a description of the natural environment including the land, the water and the air. It is of utmost importance to understand the physiographic character of an area when considering the development capability of the land and the water. Various patterns and intensities of use that would be appropriate to an area hinge, very often, on how well one recognizes and perceives the adequacy of an area for a certain use.

A. Topography

The topography of the Town of Fulton was determined through the use of the USGS Topographical map series which delineates contours at 20 foot intervals. Topographical maps indicate a high elevation of 2,240 feet above sea level near Fultonhill and Fairland roads and a low elevation of 620 feet above sea level along the Schoharie Creek, south of the Village of Middleburgh, a range in elevation of some 1,620 feet. The topography of the Town slopes in a northeasterly direction sloping inward toward the Schoharie Creek Valley.

The uniform slopes map, Figure I, illustrates steepness of slopes in the Town. The grade of a given slope may have dramatic effects on the type of development, if any, which may be engineeringly feasible within a specific area.

Interpretatively classified, the topographical information based on slopes is set forth in the following list:

Category of Slope	Percentage of Total Area
0-15% - (flat and rolling or easy to moderate grades)	40
15% - above (steep land)	60

Slopes can be classed according to their potential for use: flat and rolling grades are usable for intensive use of almost any type, easy to moderate grades are usable for movement and informal activity, while steepland is difficult to move over and develop. The percent of slope is determined by a ratio of vertical

incline to each unit of horizontal distance. However, it is important to note that due to the scale of such maps (1:2400), boundaries are necessarily very generalized; consequently, the level of detail at this scale is assumed to be within one-quarter inch or 500 feet.

The slope of the land is an important consideration to development types and use intensities. Problems which might be encountered by allowing development on steep slopes include erosion, severe surface run-offs, foundation slippage and ground shifting. Very low, flat land, on the other hand, is susceptible to poor surface drainage.

Land area in the range 0-15% slope usually include water bodies, poorly-drained areas and wetlands. However, much of the area within this range in Fulton is suitable for development due to its adequate sloping for proper runoff. The range from 0-15% is always the most suitable sloping for residential development. However, it should be cautioned that at the upper levels of the range, the degree of incline will pose limitations to the highway system and consequently to any intensive degree of development.

Those areas in the range of 15% and over are susceptible to numerous environmental and engineering limitation and it is cautioned that no development be allowed on slopes of this degree. These areas should be limited to open space, recreational areas, or natural cover areas and should be protected from encroachment. The two principal locations of steep terrain in the Town are the southwestern portion of the Town next to Camp Summit and West Fulton, and in the northwestern sector of the Town near West Middleburgh and Petersburgh Mountain.

As one can easily observe, the vast portion of the land area within Fulton is characterized by steepland while a large portion is flat or rolling, and devoted to agricultural pursuits.

B. Waterways and Floodplains

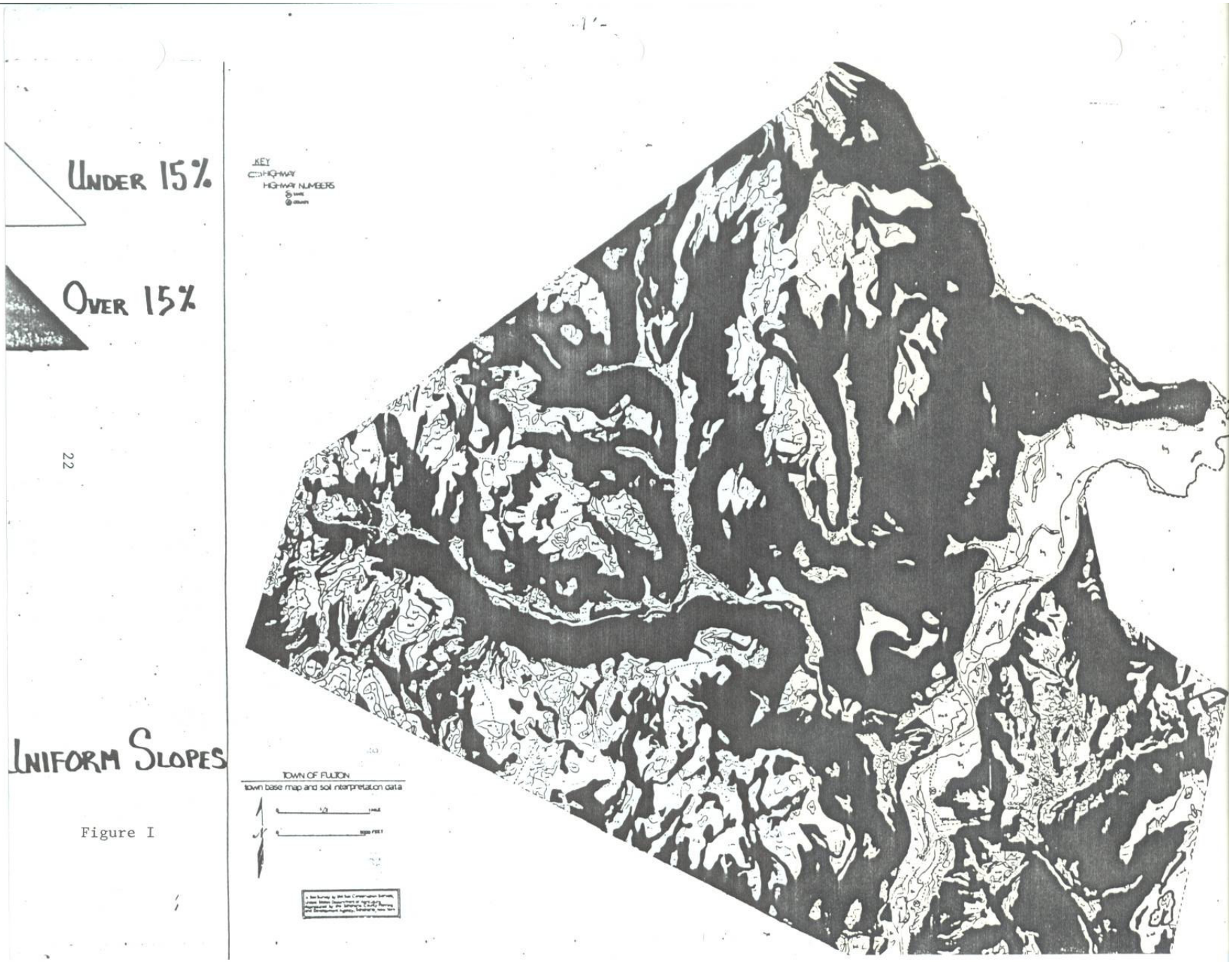
The enclosed floodplain map, Figure J, indicates perennial streams and floodprone areas within the Town of Fulton.

Principal bodies of water in the Town include the Schoharie Creek, which flows in a south to northeasterly direction, Panther Creek flowing west to east into the Schoharie Creek and House Creek which flows north to south into Panther Creek. Bouck Falls located on County Route #4 (West Fulton Road) is one of the major water falls in Schoharie County. The direction of flow, size

and location of streams are important considerations with regard to water supply, run-off, recreation and conservation measures as they relate to future development and development intensities in the Town.

The National Flood Plain Management Program outlines the tentative boundaries of the probable 100 year flood level. It should be noted that these are only tentative boundaries which may be subject to revisions by United States Department of Housing and Urban Development and the New York State Department of Environmental Conservation in the future. Any development in this area must conform to the National Flood Insurance guidelines and must be approved by the New York State Department of Environmental Conservation and be in compliance with the State Law requiring a Building Permit for new construction in the town. However, due to the restrictions on the area with regard to buildings and building type, new growth and construction should be channeled to locations less susceptible to flooding.

The Town should place particular significance on the viability of these water bodies because of their potential for recreation, irrigation and other water supply potential.



UNIFORM SLOPES

Figure I

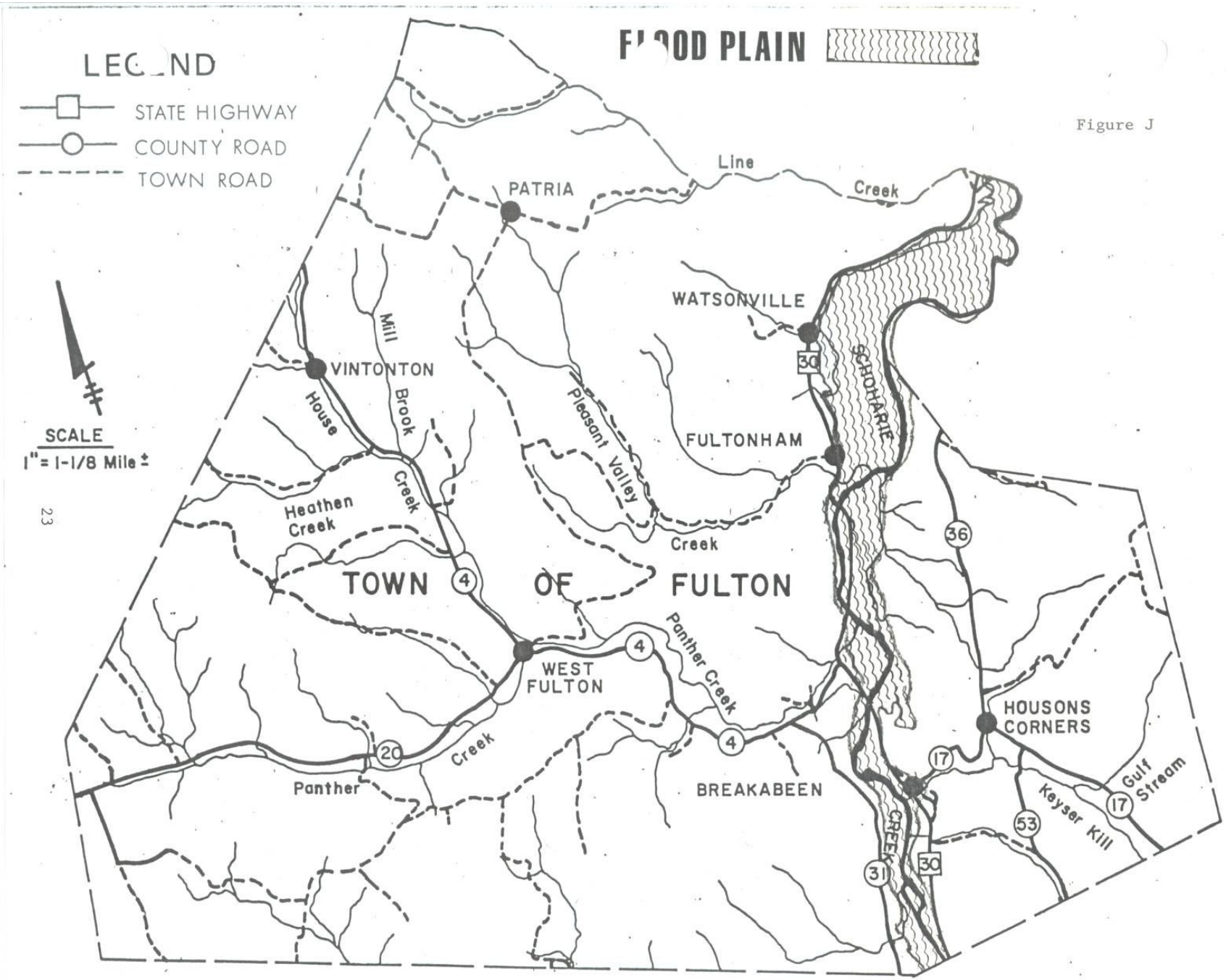

LEGEND
STATE HIGHWAY
COUNTY ROAD
TOWN ROAD
FLOOD PLAIN
SCALE
1" = 1-1/8 Mile ±
PATRIA
Line
Creek
WATSONVILLE
VINTONTON
Mill
Brook
House
Creek
Heathen
Creek
Pleasant Valley
Creek
FULTONHAM
SCHOHARIE
TOWN OF FULTON
WEST
FULTON
Panther Creek
HOUSONS
CORNERS
Panther
Creek
BREAKABEEN
Keyser Kill
Gulf
Stream
CREEK
30
4
20
36
17
53
31

Figure J

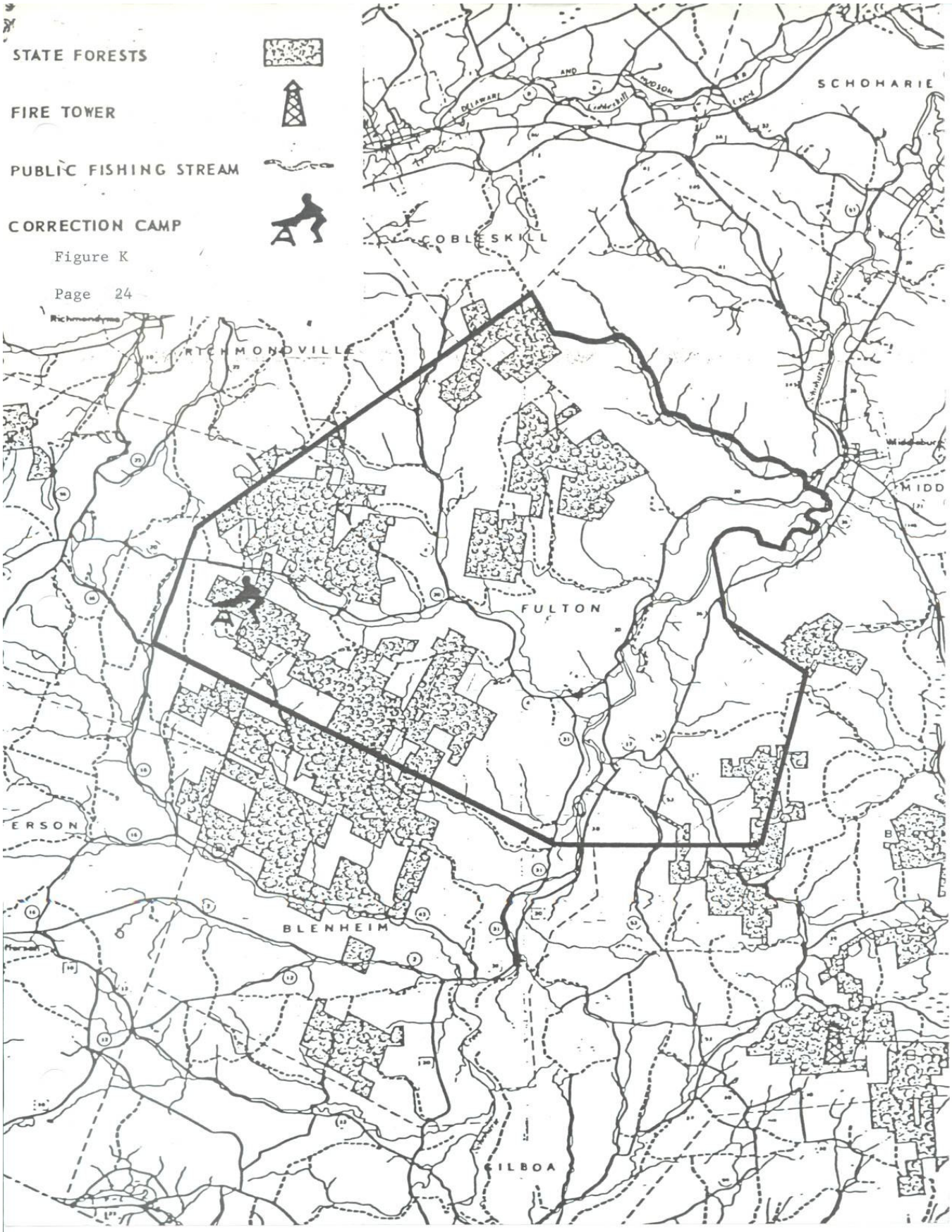

STATE FORESTS
FIRE TOWER
PUBLIC FISHING STREAM
CORRECTION CAMP
SCHOHARIE
COBLESKILL
FULTON
BLENHEIM

Figure K

C. **Soils**

Because the economy of the area is dependent on agriculture, it should be the primary objective of the Town to encourage the future protection of these areas while at the same time encouraging the diversification of the local economic base to include business, commerce and industry.

In 1969, the Soil Conservation Service, in cooperation with Cornell University, issued the Soil Survey for Schoharie County. Information from this text was instrumental in the development of a soils data map for the Town of Fulton. For details of the soil characteristics, one should consult the comprehensive soils survey referred to above, **Soil Survey for Schoharie County**. Also, free information on soil characteristics and septic system design are available at the Schoharie County Soil and Water Conservation District and the Schoharie County Department of Health. This information was used to determine the degree of development limitations assessed for each type of soil in Fulton and should be consulted for common types of development, such as homesites, septic tank use, land fills, and adaptability for landscaping, streets and parking lots, pipeline installations and recreational uses. The categories are meant to be general descriptions of various types of land uses and should present a solid basis on which the Town can direct development and the intensity of use. The degrees of limitation are as follows:

SLIGHT - Indicates that the soil has none or few limitations that would restrict their use.

MODERATE - Limitations exist which reduce to some degree their desirability for the use indicated and which may require corrective measures.

SEVERE - Unfavorable soil properties exist which restrict their use and desirability for the activity indicated. Considerable cost and disruption to the environment may be involved in correcting the problem or problems encountered.

It should be immediately realized that these generalizations of soil limitation are not meant to prevent all development within an area based on soil suitability, however, it is meant to imply that various problems might occur due to a number of exogenous factors. Development problems due to frequent flooding, seasonal wetness, slow permeability, silty-clay-loam

surface layers, risk of polluting nearby water supply, and severe slopes are some examples.

The potential of unfavorable circumstances arising due to development within these areas should be weighed against the long-term needs and desires of the community and its citizens.

IV. EXISTING LAND USE

The Land Use and Natural Resource inventory (LUNR) of the State of New York was originally performed by the Office of Planning Coordination and Cornell University in 1968 and was updated in 1973 by the Temporary State Commission to Study the Catskills.

The LUNR system identifies 53 types of land use through a stereoptical interpretation of aerial photographs taken in 1968 and 1969. The primary system of land use identification is supplemented by point count information which identifies recreational facilities, public and semi-public institutions, mobile and stationary rural residences, and various types of farm land. Both types of information are prepared in such a way as to be used in coordination with USGS topographical maps at a 1:24000 scale.

LUNR was used as a basis for determining existing land use in the Town of Fulton as discussed below and illustrated in Figure L, Page 28.

A. Agriculture

LUNR shows about 5,362 acres listed either as active or inactive agricultural lands. This represents approximately 13 percent of the land area in the Town of Fulton.

B. Woodlands

This includes forests, plantation, wooded wetlands and areas grown up to brush which represent the majority of the land in the Town of Fulton. The LUNR indicates that about 35,795 acres are devoted to these purposes.

C. Residential

A very low percentage of the land in the Town is residential. Rural hamlets occupy approximately 101 acres while high density residential areas (less than 50-foot frontage) occupy 7.4 acres. In addition, another 29.6 acres are devoted to a mixture of

residential and commercial uses. In 1984 the Town of Fulton showed 1,043 parcels on tax maps. This increased to 1,368 parcels in 1990. This is a gain of 325 new parcels created by subdivision. A majority of these new parcels are intended for residential use.

D. **Industry**

Light industry constituted 7.41 acres of land in 1973 while 4.94 acres were devoted to the mining of sand and gravel. No other industry was recorded in the Town.

E. **Commercial**

No commercial uses were recorded in the 1973 update of LUNR data for the Town of Fulton.

F. **Outdoor Recreation**

Approximately 84 acres were recorded in 1973 which is 15 acres above the 1968 figure. Max Shaul State Park and the Timothy Murphy Rest Area account for the majority of this land area.

G. **Public, Semi-Public**

Approximately 25% of the total land area in the Town of Fulton is State managed land. These lands include a New York State correctional facility and State reforestation areas which are not accessible to development.

H. **Transportation**

None of the subcategories of transportation used by the LUNR system were recorded in the Town of Fulton in 1968 or 1973.

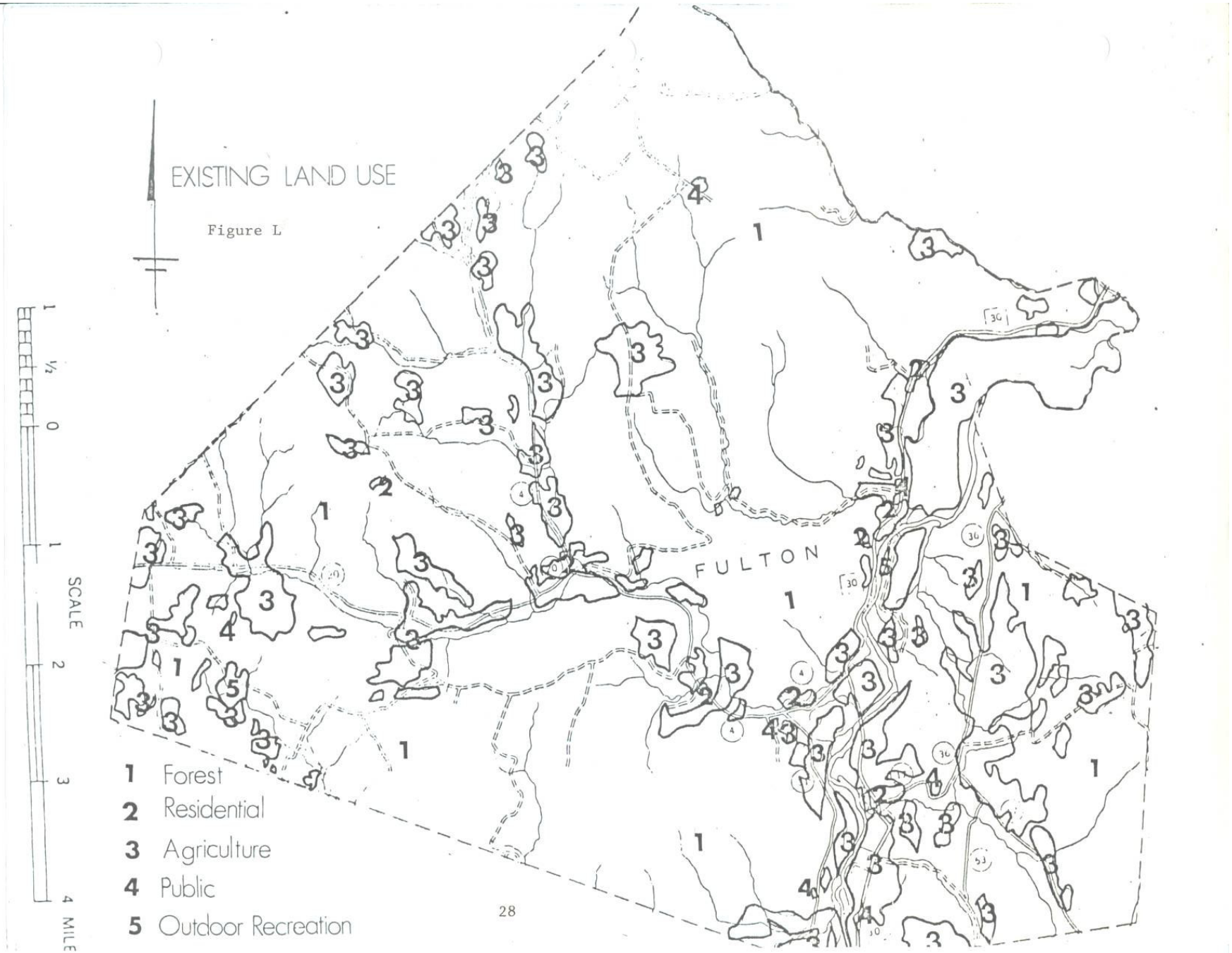

EXISTING LAND USE
FULTON
SCALE
1 ½ 0 1 2 3 4 MILE
1 Forest
2 Residential
3 Agriculture
4 Public
5 Outdoor Recreation

Figure L

OBJECTIVES

The following objectives have been formulated to establish the long range guidelines for land use in the Town of Fulton. These are based on the foregoing surveys and analyses of existing conditions, population figures, economic land use trends and discussions of developmental alternatives at planning board meetings. Such guidelines or policies represent value judgments and attitudes about what is important in the Town now and in the future. There may be additional issues which are particularly important to the Town of Fulton; these should be included making the list as complete and current as possible.

A. **Growth**

The primary objective is to maintain and enhance the open, rural character of the Town of Fulton. Growth in the Town will be encouraged, but the extent and location of development will be largely dictated by accessibility, availability of public utilities, and the capacity of the soil to effectively accommodate sewage disposal systems. All growth and development will also be encouraged in accordance with good planning practices.

B. **Agriculture**

The Town recognizes the value of the prime farmland located within its boundaries and understands the significance of protecting this and other farmland from encroachment by non-farm development, while at the same time realizing that non-farm development is also important to the area.

C. **Housing**

Due to the existence of a broad range of socioeconomic conditions in the Town, a wide variety of housing types including one and two family dwellings and mobile homes will be permitted in appropriate locations, but densities will be kept low and the existing visual character of an open rural area will be maintained. Adequate and well located sites for cluster development will be allocated in those areas where such development can be most economically and logically served by town facilities and utilities. These areas will be protected from encroachment by incompatible non-residential uses and detrimental activity.

D. **Commercial Development**

Commercial development in the Town should be limited primarily to the type of goods and services needed by a limited market. The Town intends to concentrate commercial activity in areas where it presently exists and where the surrounding environment is conductive to commercial rather than residential development.

E. **Industrial Development**

Industry other than farming in the Town of Fulton is virtually nonexistant. However, the Town intends to allow industry on a limited scale where feasible. Mixed land uses, particularly housing, will be discouraged in industrial areas.

F. **Floodplain Development**

The Town recognizes that extensive development of floodplain areas is often the cause of serious property damage and loss of life. Therefore, within the limits of reason, the Town intends to prevent flood prone areas from being developed in a manner that could result in property damage and loss of life. Any development allowed in floodplain areas shall be in accordance with The National Flood Insurance Program. The Town also intends to support efforts at the Town, County, State, and Federal levels to reduce flooding in flood prone areas in the Town.

G. **Natural Features**

Unique natural areas in the Town have economic as well as intrinsic value in the long-range development picture. Preservation measures must be enforced to prevent destruction of or damage to these irreplaceable features.

H. **Traffic**

The present system of roads in the Town is generally adequate for the traffic it carries. The Town intends to upgrade existing Town roads and to attempt to preserve the traffic carrying capacity of these roads by such land development controls as increased frontage and deeper setbacks.

I. Environmental Considerations

The Town is concerned about the preservation and enhancement of environmental quality. It intends to encourage and support land development control measures aimed at maintaining the quality of residential areas, rehabilitating excavation sites, reducing the negative visual impact of signs, discouraging the random collection and storage of junk material, preserving views, and preventing pollution of water and air.

J. Tourism

It is recognized that tourism activity in this part of the state can be of considerable economic value to the Town of Fulton. The Town intends to strongly support actions which will help in the development of the tourist industry when such actions do not conflict with other development policy which has been established.

LAND USE PLAN

The following standards should be considered when directing land use development in the Town of Fulton.

Type of Land Use Activity*	Procedural Standards
Agriculture	- Policies and laws will need to provide for agriculture in all areas of the Town.
	- Major valley areas of rich topsoil as well as those areas designated as agricultural districts and important dairying areas should be actively encouraged to remain in agricultural use through the establishment of favorable land use policies and minimum parcel size and dimensions.
	- Farming should be evenly distributed throughout the area to continue the character as a rural agricultural area.
Residential	- New residential development should occur in depth, which requires the construction of new roads, rather than the existing practice of sellingoff road frontage only. This will include an active subdivision review process and should be the responsibility of the developer; not the Town. This will require a strictly enforced Town Highway law.
	- New (subdivision) should correspond with the lay-of-the-land and maintain as many of the natural features as possible.
	- Minimal lot sizes and dimensions should be established, perhaps to allow smaller parcel minimums in hamlet areas, and require larger minimums in conservation areas.
Business	- Businesses should be encouraged to locate along main highways and to provide adequate parking for customers.
	- Signs should be in keeping with the surrounding area.
Conservation Areas Open Land	- Open land should be considered as unreplaceable and used accordingly.

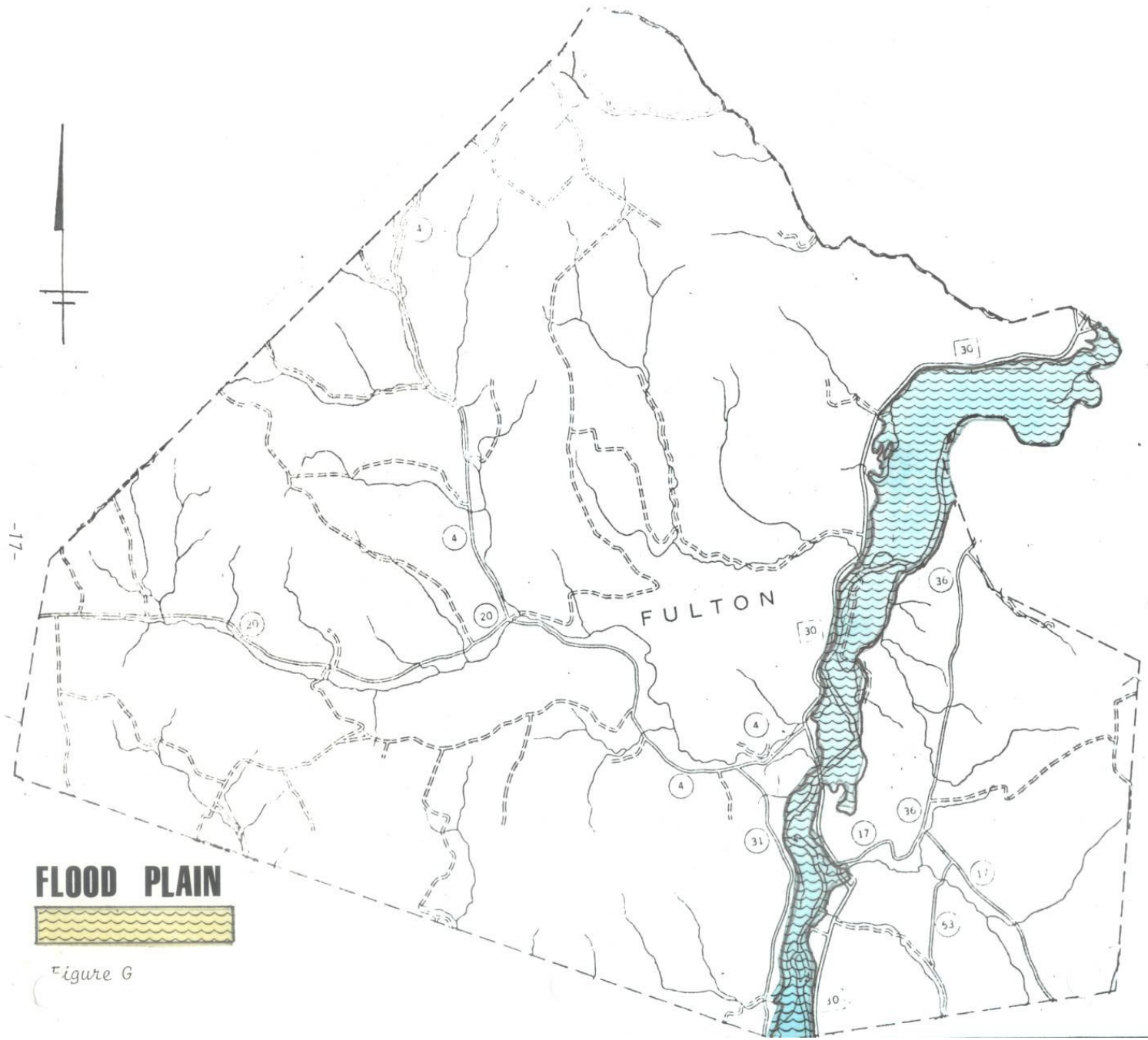


Figure G